

# Somerville Community Preservation Act

## Semi-Annual Report

### November 2016

Somerville CPA



## CPA Project Spending Summary

Affordable Housing			
Project	Awarded	Spent	Percent
100 Homes FY15	\$1,200,000	\$0	0%
Mystic Water Works	\$507,000	\$0	0%
163 Glen St.	\$915,000	\$0	0%
PASS FY15	\$89,250	\$0	0%
Better Homes FY15	\$35,820	\$0	0%
100 Homes FY16	\$1,200,000	\$0	0%
PASS2 FY16	\$89,250	\$0	0%
Better Homes FY16	\$56,868	\$0	0%
ShortStop Self-Sufficiency	\$26,107	\$0	0%
<b>Total</b>	<b>\$4,119,295</b>	<b>\$0</b>	<b>0%</b>
Historic Resources			
Project	Awarded	Spent	Percent
City Hall Renovation	\$200,000	\$0	0%
City of Somerville Archives	\$43,000	\$0	0%
Milk Row Cemetery FY15	\$48,360	\$48,360	100%
Prospect Hill Tower Renovation	\$500,000	\$427,425	85%
Somerville Museum FY15	\$168,191	\$134,606	80%
Mystic Water Works windows	\$243,000	\$0	0%
Temple B'nai Brith	\$450,945	\$0	0%
LHD Property Owner Fund	\$150,000	\$0	0%
West Branch Library Rehabilitation	\$2,500,000	\$0	0%
Milk Row Cemetery FY16	\$26,808	\$0	0%
Somerville Museum FY16	\$423,480	\$0	0%
<b>Total</b>	<b>\$4,753,784</b>	<b>\$610,391</b>	<b>13%</b>
Open Space/Recreation			
Project	Awarded	Spent	Percent
Prospect Hill Park	\$85,000	\$0	0%
Community Growing Center	\$52,090	\$46,881	90%
Healey to Mystic	\$45,000	\$40,500	90%
School Garden Classrooms	\$45,373	\$40,368	89%
Community Path Repaving	\$140,000	\$0	0%
Community Path Design	\$75,000	\$0	0%
Allen St. Mixed Use Renovation	\$20,000	\$0	0%
Hoyt Sullivan Playground Renovation	\$400,000	\$0	0%
South Street Farm	\$60,160	\$0	0%
Land Acquisition Earmark	\$750,000	\$0	0%
<b>Total</b>	<b>\$1,672,623</b>	<b>\$127,749</b>	<b>8%</b>
<b>CPA Program Total</b>	<b>\$10,545,702</b>	<b>\$738,140</b>	<b>7%</b>

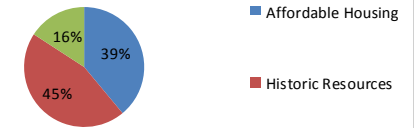
## CPA Project Spending Summary

Totals by CPA category	Total Awarded with bonding	% of Total with bonding	Total Awarded without bonding	% of Total without bonding
Affordable Housing	\$4,119,295	39%	\$4,119,295	50%
Historic Resources	\$4,779,573	45%	\$2,279,573	28%
Open Space/Recreation Land	\$1,672,623	16%	\$1,672,623	20%
Admin	\$212,181	2%	\$212,181	3%
<b>Total</b>	<b>\$10,783,672</b>	<b>100%</b>	<b>\$8,283,672</b>	<b>97%</b>

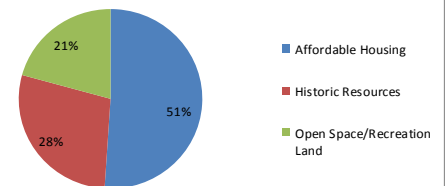
“With bonding” figures includes the \$2.5 million bond for the historic rehabilitation of West Branch Library, which was approved in FY16.

Figures include the \$750,000 earmarked for land acquisition which has not been appropriated as a funded project.

Allocation of CPA Funds by Category with bonding



Allocation of CPA Funds by Category without bonding



### FY17 Program Highlights to Date

- Celebrated the completion of two CPA funded projects: Prospect Hill Tower and School Garden Classrooms
- First phase of Milk Row Cemetery improvements complete
- Prospect Hill Tower project featured in the Boston Globe, Boston Magazine (twice!), NPR, and as a Community Preservation Coalition Success Story.
- Over 180 people visited the CPA table during the SomerStreets events
- All 15 submitted eligibility determination forms were determined at least potentially eligible and six new organizations/departments applied.

## CPA Project Indicators Summary

	Ward	Done < 3 yrs	Blended	Achieved measures	ADA accessibility	Historic collection	Historic building	Restriction recorded	New garden plot	New park	New acres	New trees	Improved open space	TOD housing	Mixed use housing	Rental assistance	New Units	Adaptive reuse
City Hall Renovation	3						x											
Milk Row Cemetery	2	FY15																
City of Somerville Archives	C					x												
Prospect Hill Tower	3	Y					x											
Prospect Hill Park	3												x					
Somerville Museum	3				x	x												
Mystic Water Works	7		x		x												25	Y
Temple B'nai Birth	4				x		x											
Community Growing Center	3												x					
Healey to Mystic	4																	
School Gardens	1, 2, 4, 5, 6, & 7												x					
LHD Property Owners Fund	C																	
West Branch Library	6				x		x											
Community Path	5&6		x										x					
Allen Street Mixed Use	2												x					
Hoyt Sullivan Playground	5												x					
South Street Farm	2												x					
100 Homes	1, 4, 7																12	Y
163 Glen St.	1																8	
PASS Housing Program																6		
Better Homes	2, 3															17		
ShortStop Self-Sufficiency	7															9		
PASS2 Housing Program																7		
Central Library Collections	3					x												
83 Belmont St.	3						x											

## Projects Completed within Report Period

- Funding condition not met
- ☒ Condition met

### **Prospect Hill Tower FY15 (\$500,000 awarded; \$427,424.83 spent on stabilization; \$8,000 approved for video tour)**

#### *Stabilize the historic Prospect Hill Tower*

The City of Somerville completed the stabilization of Prospect Hill Tower in December 2015, in time for people to enter the Tower during the First Flag event on January 1, 2016. The official opening celebration was held on September 20, 2016 and included Mayor Curtatone and Ward 3 Alderman McWatters. The stabilization of the Tower made it possible for the Somerville Historic Preservation Commission/Historic Somerville to begin offering docent tours of the Tower. Five docent tours were offered this fall following the opening celebration. Docents have two iPhones they can use to provide real-time video tours of the Tower via Skype video call for those who cannot climb the Tower. The City is also in the process of developing a virtual tour video that will be available on the City's website. The project has been highlighted in the Boston Globe, Boston Magazine and as a Community Preservation Coalition CPA Success Story. \$64,575.17 in unspent projects funds were returned to the CPA historic resources reserve.

Prospect Hill Tower at Ribbon Cutting



#### **Funding conditions:**

- Preservation Restriction
- ☒ Public access agreement
- Preventative maintenance plan every five years

### **Milk Row Cemetery FY15 (\$48,360 awarded and spent; additional \$6,315 used from FY16)**

#### *Restore tombs*

The City of Somerville completed the restoration of the tombs in Milk Row Cemetery this summer. The CPC approved the City taking \$6,315 from the FY16 project to complete the tomb restoration. The City discovered that during the last restoration the interior bricks in the tomb were not properly installed. The additional CPA funds and additional funds from the Massachusetts Historic Commission were used to repair this poor quality work.

#### **Funding conditions:**

- ☒ Preservation Restriction
- Public access agreement



Interior of Milk Row Cemetery tomb, revealing necessary repairs

### **American Tube Works (\$7,500 awarded and returned)**

#### *Prepare National Register Nomination*

The City of Somerville returned the funds awarded for the proposed national historic register survey American Tube Works. The City recognized that it did not have sufficient staff time to complete the project in a timely manner.



## Ongoing Projects– City of Somerville

### FY15

#### **City Hall Renovation FY15 (\$200,000 awarded; \$0 spent)** *Design services for historic rehabilitation*

Before this project can begin, the City of Somerville must first hire an Owner’s Project Manager (OPM). This expense was not included in the CPA request and must be approved by the Board of Aldermen. The Board has postponed approving funds for the OPM until there is greater clarity on the range of improvement projects planned for Central Hill, including the new high school. They are expected to reconsider the request for OPM funding in early 2017.

#### **City of Somerville Archives FY15 (\$43,000 awarded; \$0 spent)** *Process permanent collections and create record guides*

This project will hire a contractor to process the City of Somerville Archives’ permanent collections and create record guides. The City did not receive any responses to the initial request for proposals (RFP) issued for this work. However, they received several high quality responses when the RFP was re-released. The City is now selecting the finalist and the project will begin shortly.

#### **Prospect Hill Park Design Services FY15 (\$85,000 awarded; \$0 spent)** *Design services for park rehabilitation*

The first step of this project is an archeological survey of Prospect Hill Park. The City will contract with the University of Massachusetts Archaeological Services for this work. The contract is currently under review by the City’s Legal Department. The results of the survey will inform the design process for the park.

##### **Funding condition:**

- HPC review and comment session

### FY16

#### **West Branch Library Rehabilitation FY16 (\$2,500,000 awarded; \$0 spent)** *Rehabilitate historic West Branch Library and improve ADA accessibility*

The City of Somerville is still engaged in a community process regarding the idea to include a new community room as part of the West Branch Library rehabilitation. Abutters opposed the original design, which extended into the property’s set backs. There was a community meeting on November 14 to discuss whether or not there should be a smaller community room or to not include a community room in the design. The meeting ended without a consensus on how to proceed. Though CPA funds will not be used for the community room, if it moves forward, the City will not begin the rehabilitation project until there is a final design.

##### **Funding conditions:**

- Secure all approvals
- Secure funding
- Present final plans to CPC

## Ongoing Projects— City of Somerville, FY16 continued.

### **LHD Property Owner Preservation Fund FY16 (\$150,000 awarded; \$0 spent)** *Create small grants program for local historic districts*

The City of Somerville Planning and Zoning Department is discussing how this fund for local historic district (LHD) property owners will be structured and developing supporting materials.

**Funding condition:**

- Terms approved by HPC and CPC

### **Milk Row Cemetery FY16 (\$26,808 awarded; \$6,315 spent for FY15 project)**

*Restore gravemarkers*

The City is currently developing the scope of work for this project, which is not anticipated to start until spring/summer 2017.

**Funding condition:**

- Public access agreement

### **Community Path Repaving (\$140,000 awarded; \$0 spent)** *Repave Community Path from Cambridge line to Cedar St.*

The City received MBTA approval to repave the Path on November 9. This approval was too late to be able to repave the Path during 2016. The City will repave the Path once the weather warms in 2017. The Grove to Cedar section will be repaved first. The Buena Vista to the Cambridge line section will be repaved following the completion of drainage worked planned for that portion of the Path in 2017.

### **Community Path Design Services (\$75,000 awarded; \$0 spent)** *Design services for Path from Cambridge line to Lowell St.*

The City will discuss options for Path improvements with the MBTA this winter in order to define the scope of the request for proposals.

### **Allen Street Mixed Use Renovation (\$20,000 awarded; \$0 spent)** *Design services for playground and community gardens*

The City is in the process of drafting the RFP for this design project and expects it to be out by the end of the year.

**Funding condition:**

- Community engagement process

### **Hoyt Sullivan Playground Renovation (\$400,000 awarded; \$0 spent)**

*Construction for playground renovation*

The City completed the community engagement process and is finalizing the design. CPA funds were requested for the construction of the park, which is expected to begin spring 2017.

**Funding condition:**

- Preserve beech tree



## ***Ongoing Projects– Affordable Housing Trust Fund***

The Affordable Housing Trust Fund (AHTF) provides funding for projects on a reimbursement basis. As a result, funds are often not released until after the closing on acquisitions or until the project is underway for support projects.

### ***FY15***

#### ***100 Homes FY15 (\$1,200,000 awarded; \$1,200,000 obligated; \$0 disbursed) Create 100 new units of affordable housing***

Somerville Community Corporation (SCC) has acquired 12 units in five properties with FY15 and FY16 CPA funds as well as \$7.8 million in other funds. CPA funds will be drawn down when the properties secure permanent mortgages (and CPA subsidy) to take out Massachusetts Housing Investment Corporation acquisition funding. The closings are expected to take place this fall.

#### ***Redevelopment of 163 Glen St. (\$915,000 awarded; \$0 obligated; \$0 disbursed) Redevelop site for 11 new units (8 affordable)***

Somerville Community Corporation will redevelop the site into eight affordable homeownership units and three market rate homeownership units. The closing is currently projected for November 2016. In addition to CPA funding, SCC has raised \$5.3 million in support of this project.

#### ***Prevention and Stabilization Services (PASS) Housing Program (\$89,250 awarded; \$89,250 obligated; \$0 disbursed)***

*Rental assistance for 6 households*

The Somerville Homeless Coalition is providing time-limited rental assistance for up to two years for up to six households. The AHTF is in the process of signing the grant agreement.

#### ***Leasing Differential Program– Better Homes (\$35,820 awarded; \$35,820 obligated; \$0 disbursed)***

*Rental assistance for 17 households*

The Somerville Homeless Coalition is providing rental assistance to 17 disabled and formerly homeless Somerville households. The program also received \$267,588 in US Housing and Urban Development (HUD) McKinney Permanent Supportive Housing funds. The AHTF is in the process of signing the grant agreement.

### ***FY16***

#### ***100 Homes FY16 (\$1,200,000 awarded; \$248,892 obligated; \$0 disbursed)***

See FY15 update.



100 Homes Properties



## ***Ongoing Projects– Affordable Housing Trust Fund, FY16 cont.***

### ***Mystic Water Works (\$507,000 awarded; \$507,000 obligated; \$0 disbursed)***

*Create 25 units of affordable housing*

The Somerville Housing Authority (SHA) is creating 25 affordable units for Somerville's elderly population, non-elderly disabled population, and formerly homeless households at the historic Massachusetts Water Resources Authority Pump Station. SHA also received \$243,000 in CPA historic resources funding to restore the windows. SHA raised an additional \$12.4 million to complete this project, which closed the week of October 17, 2016. The first disbursement for this project is expected to take place in early December.



Mystic Water Works

### ***Prevention and Stabilization Services 2 (PASS 2) Housing Program (\$89,250 awarded; \$89,250 obligated; \$0 disbursed)***

*Rental assistance for 6 households*

The Somerville Homeless Coalition is providing time-limited rental assistance for up to two years for up to six additional households from the FY15 PASS program. The AHTF is in the process of signing the grant agreement.

### ***Leasing Differential Program– Better Homes (\$56,868 awarded; \$14,199 obligated; \$0 disbursed)***

*Rental assistance for 17 households*

The Somerville Homeless Coalition is providing rental assistance to 17 disabled and formerly homeless Somerville households. The program also received \$223,188 in HUD McKinney Permanent Supportive Housing funds. The AHTF is in the process of signing the grant agreement. AHTF funding increased from FY15 to FY16 as a result of a decrease in HUD funding for the program and rising rents.

### ***ShortStop Self-Sufficiency Program (\$26,107 awarded; \$0 obligated; \$0 disbursed)***

*Rental assistance for 9 individuals*

The Wayside Youth and Family Support Network provides transitional housing for homeless young adults. CPA funds will support a portion of the cost of rent at 116-118 North St. to house nine individuals between 18 and 24 for up to one year. Funding covers the gap in rent between what HUD can fund (up to fair market rent) and what the actual cost of the monthly rent is for the units.

# Ongoing Projects– Community

Phase completed/in progress Phase not yet started

## School Garden Classrooms FY15 (\$45,373)

Improve schoolyard garden classrooms in 8 schools

<div>Grant signed</div> <div>6/17/15</div> <div>Funding conditions:<ul style="list-style-type: none"><li>Report expenditures by school</li></ul></div>	<div>1st disbursement</div> <div>7/17/15</div> <div>\$31,761 (70%)</div> <div>Deliverables:<ul style="list-style-type: none"><li>Site analysis</li><li>Final designs</li><li>Community engagement events</li><li>Begin construction</li><li>CPA signs posted (not complete)</li></ul></div>	<div>2nd disbursement</div> <div>1/28/16</div> <div>\$9,074 (20%)</div> <div>Deliverables:<ul style="list-style-type: none"><li>Complete construction</li><li>Complete plantings</li><li>Complete tree care and pruning</li><li>Create signs and communications</li><li>Hold planting days</li></ul></div>	<div>Close out</div> <div>\$4,537.50 (10%)</div>
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Groundwork Somerville has completed work in all eight schoolyard garden classrooms. They celebrated the completion of the project on October 25 with a twine cutting ceremony in the East Somerville Community School with Mayor Curtatone and school staff and students. Improvements to the gardens have made them easier for teachers to use and more accessible to students with disabilities. Over 700 school children have participated in garden classes in the improved gardens.

Groundwork is preparing the final report, which will provide expenditures by school. The CPA Manager will procure the CPA signs for the garden as soon as a final Somerville CPA logo has been selected.

## South Street Farm FY16 (\$60,160)

Improve usability and productivity of South Street Farm

<b>Grant signed</b>  5/9/16	<b>1st disbursement</b>  6/15/16 \$42,112 (70%)	<b>2nd disbursement</b>  \$12,032 (20%)	<b>Close out</b>  \$4,537.50 (10%)
<b>Funding conditions:</b> <ul style="list-style-type: none"><li>Public access agreement</li></ul>	<b>Deliverables:</b> <ul style="list-style-type: none"><li>Shade structure</li><li>Hoophouse</li><li>Bicycle parking</li><li>Start phytoremediation</li><li>Wash station</li></ul>		

Groundwork Somerville is busy completing the first phase of the project. They attended a workshop on state procurement laws on November 17th to ensure they are familiar with how the laws apply to the South Street Farm project. The South Street Farm land is owned by the Somerville Redevelopment Authority.



**Somerville Museum Capital Improvements FY15 (\$168,191)** *Protect Museum collections and make the Museum accessible*

Grant signed 12/15/15	1st disbursement 1/5/16 \$69,152 (41%)	2nd disbursement 10/12/16 \$66,011 (39%)	Phase 1 close out \$15,018 (9%)	Phase 2 \$16,209 (9%)	Phase 2 close out \$1,801 (1%)
<b>Funding conditions:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Preservation Restriction</li> <li>• Public access agreement</li> </ul>	<b>Deliverables:</b> <ul style="list-style-type: none"> <li>• High water alarm</li> <li>• Environmental monitors</li> <li>• Back up sump-pump</li> <li>• Insulate attic</li> <li>• Begin storm window project</li> <li>• Begin elevator design</li> </ul>	<b>Deliverables:</b> <ul style="list-style-type: none"> <li>• Complete storm window project</li> <li>• Complete elevator design</li> <li>• Interior shades</li> </ul>		<b>Deliverables:</b> <ul style="list-style-type: none"> <li>• Basement interior perimeter drain</li> <li>• Attic exhaust fan</li> <li>• Water alarm</li> </ul>	

The Somerville Museum has made steady progress on their FY15 project and has been able to reduce costs across the non-elevator aspects of the project. However, there were substantial delays in finalizing the elevator design. The lift original proposed in the application was rejected by the Massachusetts Architectural Access Board (MAAB). The design process for the full elevator was lengthy as the Museum developed multiple designs based on feedback from the state and City historic commissions, MAAB, and abutters. The Museum received the final necessary approval from the Zoning Board of Appeals in August. This permit was appealed by abutters in Land Court, putting any further progress on the project at risk. The Museum is using cost savings from other aspects of the project to cover the additional design expenses they incurred, but is not moving forward with the elevator project until the lawsuit is resolved.

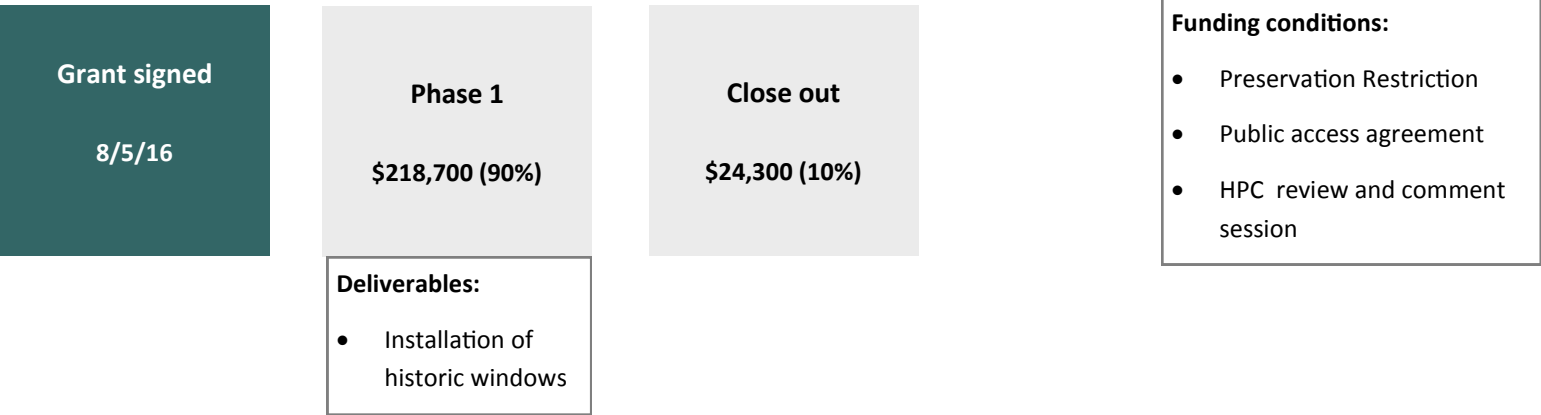
The Museum has received the draft grant agreement for their FY16 project. The Museum plans to move ahead with the non-elevator aspects of the project while they await decision on the elevator. The Museum will submit an application for additional CPA funds in FY17 for the elevator construction as the final design will be more costly to complete than the design they had proposed in the FY16 CPA application.

**Somerville Museum Capital Improvements FY16:** *Protect Museum collections and make the Museum accessible*

Grant agreement not signed

**Funding Condition:** Obtain all necessary approvals

**Mystic Water Works Historic FY15 (\$243,000)** *Restore historic windows*

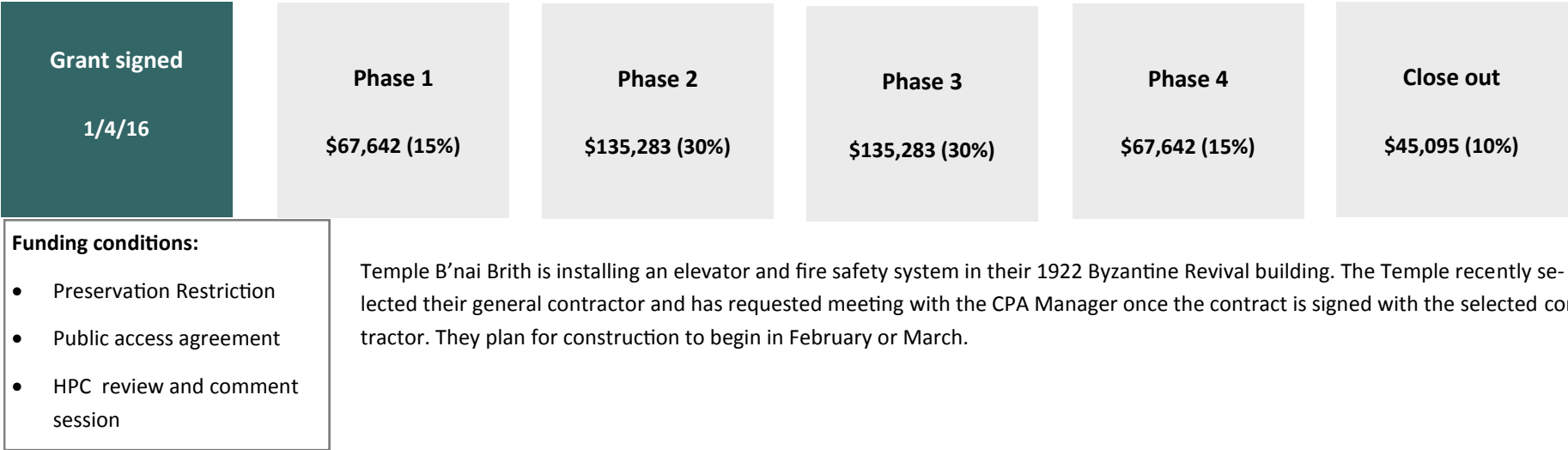


**Mystic Water Works Housing FY15 & FY16 (\$507,000)** *Create 25 new units of affordable housing*

90% disbursement expected late November/early December

The Somerville Housing Authority (SHA) is redeveloping the 1.4 acre former Mystic Water Works property into a 25-unit affordable housing complex for seniors, persons living with disabilities and formerly homeless individuals. Escalating construction costs led to a delay in closing as SHA had to assemble additional funding. They have raised an additional \$12,473,601 to complete this project with a total of ten different financing/funding sources. They were able to close the week of October 17.

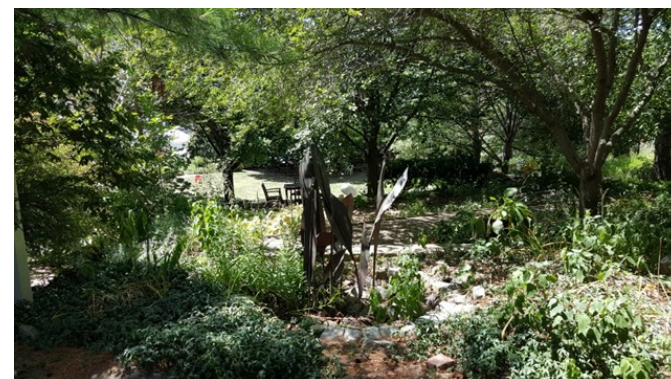
**Temple B’nai Brith FY15 (\$450,945)** *Install elevator and fire safety system*





**Community Growing Center FY15 (\$52,090)** *Design services for Community Growing Center*

Grant signed  6/22/15	1st disbursement  8/12/15 \$23,440.50 (45%)	2nd disbursement  5/17/16 \$23,440.50 (45%)	Close out  \$5,209 (10%)
<b>Funding conditions:</b> <ul style="list-style-type: none"> <li>None</li> </ul>	<b>Deliverables:</b> <ul style="list-style-type: none"> <li>Digitized base maps</li> <li>Schematic design options</li> <li>Soil regeneration</li> <li>Restore terraced planting area</li> <li>Community education/signage</li> </ul>	<b>Deliverables:</b> <ul style="list-style-type: none"> <li>Final schematic plan</li> <li>Initial stabilization for damaged terrace bed</li> <li>Planting plans with pricing</li> <li>Community meetings</li> <li>Fundraising plan</li> <li>Community education/signage</li> </ul>	<p>The Friends of the Community Growing Center is nearing the end of their FY15 project. A presentation featuring the schematic design is posted online at: <a href="http://www.thegrowingcenter.org/redesign">http://www.thegrowingcenter.org/redesign</a>. The Friends submitted an eligibility determination form for FY17 CPA funding to implement the final design.</p>



## Healey School to Mystic FY15 (\$45,000)

*Develop master plan to connect the Healey School, Mystic Housing Community, and Blessing of the Bay Boathouse*

Grant signed  2/18/16	1st disbursement  8/12/15 \$29,250 (65%)	2nd disbursement  6/30/16 \$11,250 (25%)	Close out  \$4,500
<b>Funding conditions:</b> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Work with City staff</li><li><input checked="" type="checkbox"/> Hold one public meeting</li><li>• Submit final plan</li></ul>	<b>Deliverables:</b> <ul style="list-style-type: none"><li>• Action plan for community engagement</li><li>• Property report</li><li>• Illustrative plan and views</li><li>• Meetings with City Parks and Open Space staff</li></ul>	<b>Deliverables:</b> <ul style="list-style-type: none"><li>• Final master plan report</li></ul>	

The Friends of the Healey and GroundView developed two different visions for the Healey-Mystic community– one incremental and one transformative. The images are posted on the project website at: <http://www.healeymystic.org/>. The transformative vision would result in a new U10 soccer field, but would require significant ground engineering to cut into the bluff separating the Healey School from the Mystic Housing Community. The final report is in draft form. The City will be doing the geo-technical work necessary to determine the feasibility of the transformative plan over the winter. The City is also working with the school and the Friends to do several ‘quick win’ projects such as removing tennis net posts to make more room for students to play soccer and removing a planter to make room for a new ga-ga ball pit for which the Friends are fundraising.

The Mystic Tenants Association has raised concerns over the two visions because of the proposed green pathway that would cut through the Mystic from the Healey to the Blessing of the Bay Boathouse. These concerns will be recorded in the final draft and GroundView has proposed shifting the path between the Healey and the Blessing of the Bay Boathouse to the front of the Mystic along Mystic Ave.

The City submitted an eligibility determination form for FY17 CPA funds to acquire two vacant lots abutting the schoolyard and for design funds for the school yard. The Mystic River Watershed Association has submitted a form for design services for the Blessing of the Bay Park.